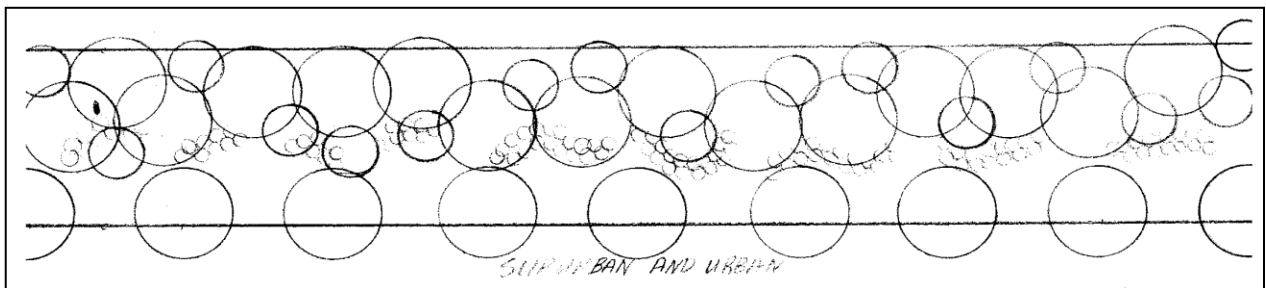


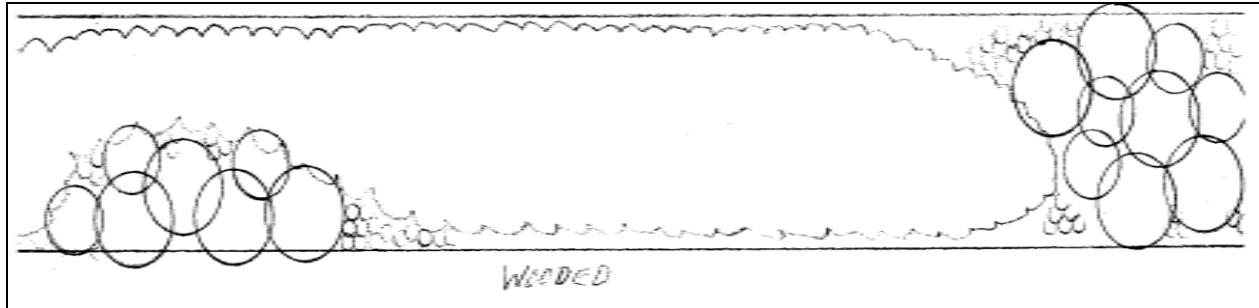
Community Character Corridor Buffer Treatments Guidelines

Purpose: James City County has designated all Community Character Corridor (CCCs) buffers as Urban/Suburban, Wooded, or Open/Agricultural. All commercial developments along these roads are required to provide a 50 foot average buffer. Through the designation of these buffers and their types the County is providing direction on design guidelines for landscape areas along these buffers. Below are design guidelines of the various types of buffers, including descriptions of their landscape treatments and a sample drawing of the landscaping style required.

Urban/Suburban CCCs - *An urban/suburban area is characterized as having high to moderate traffic, commercial, and some residential uses. The predominant visual character of these areas should be the built environment and the natural landscape, with parking and other auto-related areas as a secondary component. The buffer treatments should incorporate existing specimen and understory trees, required plantings and any legislated enhancements such as over-sized landscape plants, the use of berms, and other desirable design features which compliment and enhance the visual quality of the urban corridor. Auto-related activities such as parking lots and other outdoor operations should be screened with required evergreen plantings. This treatment provides the applicant with the most visibility of the commercial use and the most flexibility in establishing a manicured and/ or formal look compared to the Wooded and Open/Agricultural treatments. The areas designated with this type of treatment are the Community Character Areas and other urban areas of the County that have mainly commercial uses. Roads in New Town, Five Forks, Toano, Norge, and Richmond Road are examples of the urban/suburban type of treatment.*



Wooded CCCs - *A wooded CCC is characterized as an area having natural wooded areas along the road, with light to moderate traffic and minimal existing or planned commercial development. The objective of the buffer is to visually screen the development from the road. Ideally, existing vegetation should be preserved or supplemented to create a wooded buffer that preserves open space and wildlife habitat to maintain the natural character of the County. Areas of the County that are appropriate for this type of treatment include areas that have existing vegetation consisting of mature trees and shrubs and that are mostly developed with residential uses. Areas of John Tyler Highway, Centerville Road, Longhill Road, and Greensprings Road, and Route 199 are examples of the wooded landscape type treatment. This type of treatment offers the least amount of visibility to the development, and the intent is to preserve the natural beauty of the site. The design should be informal and natural.*



Open/Agricultural CCCs - An open/agricultural CCC is characterized as an area that is located primarily in rural lands where farming and forestry activities are predominant or sought to be preserved. The objective of the Open/Agricultural designation is to preserve the view and integrity of farm fields and natural open spaces so they remain the dominant visual features. This type of treatment is appropriate for the agricultural areas that exist in the County. Areas around Anderson's Corner, Forge Road, and Old Stage Road are examples of the open/agricultural treatment type.

